



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk



Chairman: Cllr Valerie Morgan

Vice-Chairman: Jill Healey

Town Clerk: Helen Symmons

MINUTES OF A MEETING PLANNING, HIGHWAYS & LICENSING COMMITTEE
TUESDAY 13th NOVEMBER 2018
LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Jill Healey (Chairman), *Keith Evans, Patrick Fox, Gerry Glover and Valerie Morgan*

In Attendance: Cllr Carole Mulroney, Abbie Cotterell (Assistant Proper Officer) and 8 members of the public

The meeting opened at 7.30pm

134. APOLOGIES FOR ABSENCE

Cllrs: John Duprey and Caroline Parker

The Chairman informed members that Cllr Fr Clive Hillman has resigned from this Committee.

135. DECLARATION OF MEMBERS' INTERESTS

Cllr Mulroney declared a non-pecuniary interest as a Southend Borough Councillor on Development Control Committee but took no part in the meeting.

Cllr Valerie Morgan declared a non-pecuniary interest in items 5A&B (Herschell House 87 Leigh Hill) as the applicant is known to her.

Cllr Gerry Glover declared a pecuniary interest in item 5C (282 Leigh Road) as he lives in the building.

Cllr Patrick Fox declared a pecuniary interest in items 5F (56 Fairleigh Drive) as the applicant is known to her.

136. APPROVE MINUTES OF THE PREVIOUS MEETING

The minutes of 23rd October 2018 were agreed and signed by the Chairman.

137. LICENSING APPLICATIONS

a) **18/01773/LAPREM - THE DELICATESSEN COMPANY 51 BROADWAY, LEIGH ON SEA ESSEX, SS9 1PA**

Application for a Premises Licence for the sale by retail of alcohol for consumption on and off the premises daily between 09.00 and 23.00

The Committee discussed the Licensing Applications and **RESOLVED NO OBJECTION**

PLANNING SECTION 1

APPLICATIONS WHERE MEMBERS OF THE PUBLIC ATTEND AND REQUEST TO BE HEARD.

138. LOS/18/0362 SOS/18/01950/FUL **(HIGHLANDS WARD)**
DEVELOPMENT LAND UNDERWOOD SQUARE, LEIGH ON SEA, ESSEX SS9 3PB
Erect two dwelling-houses, layout parking to front and form vehicular accesses on to Underwood Square (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT**

The proposal would, by reason of its design, size, bulk, mass, siting and layout, represent a cramped form of development and an overdevelopment of the land, which is out of keeping with and detrimental to the character and appearance of the application site and the area more widely. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework, Policies KP2 and CP4 of the Southend-on-Sea Core strategy (2007), policies DM1 and DM3 of the Southend-on-Sea Development Management document (2015), and the advice contained within the Southend-on-Sea Design and Townscape guide (2009).

Section 13 (Foul Sewage) on the planning application is of concern. There is no mention as to how the foul water would be disposed of. The Council need assurances that the infrastructure will be able to cope with the high volumes of waste/foul water. This would have a detrimental effect on the surrounding homes and Leigh Town Council would like the assurance that the application complies with policy DM2 of the Southend-on-Sea Development Management document (2015).

4 members of the public left the meeting

139. LOS/18/0368 SOS/18/01945/FUL **(ST. CLEMENT'S WARD)**
9 HADLEIGH ROAD, LEIGH ON SEA, ESSEX SS9 2DY
Demolish existing garage and erect 4 dwelling-houses on land rear of 9 Hadleigh Road, layout amenity space, bins, cycle storage, layout parking and form vehicular access onto Laurel Close (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT**

This proposal is considered backland/infill development, as well as being a complete overdevelopment of the plot. The size and scale of the proposal is also obtrusive to the street scene. In view of where the property is situated it would harm the character and appearance of the wider area, which is contrary to Policy DM3.

In addition it doesn't meet Southend Borough Council parking standard and would cause additional parking stress in Laurel Close, together with possible land stability issues on the site.

4 members of the public left the meeting

SECTION 2

APPLICATIONS OF A CONTROVERSIAL NATURE OR WITH IMPLICATIONS FOR LEIGH AS A WHOLE; LARGE SCALE DEVELOPMENTS OR THOSE AFFECTING THE PUBLIC REALM.

140. LOS/18/0349 LOS/18/0349 SOS/18/01820/FULM **(LEIGH ROAD WARD)**
CAR WASH 120 BROADWAY, LEIGH ON SEA, ESSEX SS9 1AA
Demolish existing buildings and erect a 5 storey building comprising of 17 self-contained flats with balconies and amenity space, 272 SQM of commercial retail floorspace (Class A1) at ground floor level, layout landscaping, parking and install vehicular access onto Victor Drive (Amended Proposal)

The application was discussed by the Committee and **RESOLVED TO OBJECT** as this is a complete overdevelopment of the plot and contrary to Policy DM3 in that it will adversely impact upon the amenity of neighbouring residents, will harm the character and appearance of the wider area and will lead to a detrimental change of the street's function. It also does not protect the amenity of the site, immediate neighbours and surrounding area, having regard to privacy overlooking, outlook, noise and disturbance and pollution.

In addition it will have a huge impact on the Broadway and the surrounding area. We are aware the application meets the Southend Borough Council parking standards, but we feel that this proposal

would cause additional huge amounts of additional parking stress. The deliveries to the ground floor commercial businesses could also cause an issue with blocking the road, as there is no parking available for this.

PLANNING SECTION 3

APPLICATIONS WHERE THE COUNCIL HAS RECEIVED OBJECTIONS FROM THE PUBLIC OR THAT HAVE BEEN "CALLED IN" BY A COUNCILLOR FOR CONSIDERATION.

141. LOS/18/0341 SOS/18/01837/FUL (LEIGH ROAD WARD)
[282 LEIGH ROAD, LEIGH ON SEA, ESSEX SS9 1BW](#)
Erect additional floor to existing three storey building with basement to form 2 self-contained flats, erect garage with car stacker, layout 1 additional parking space and bike store at rear (Amended Proposal)
- The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposed development will not add to the overall quality of the area. It does not respect the character of the site, its local context and surroundings in terms of height. The development would not contribute positive to the space between buildings and their relationship to the public realm, nor does it protect the amenity of the surrounding area with regard to outlook and the visual enclosure. Furthermore it does not adopt a scale subservient and respectful to the original building and surrounding area. Therefore this development is contrary to DM1 and DM3.
127. LOS/18/0346 SOS/18/01901/FUL (ELMS WARD)
[159 SOUTHSEA AVENUE, LEIGH ON SEA, ESSEX SS9 2BH](#)
Change of use of existing store (Class B8) to self-contained flat (Class C3), layout parking and amenity space
- The application was discussed by the Committee and **RESOLVED TO OBJECT** as development on this site will constitute an overdevelopment and is in direct contravention of DM3 as it will create a detrimental impact upon the living conditions and amenity of the intended occupants and neighbouring residents. In addition this proposal does not respond positively to local context.
128. LOS/18/0348 SOS/18/01931/FUL (ELMS WARD)
[FORMER 92 GLENDALE GARDENS, LEIGH ON SEA, ESSEX SS9](#)
Demolish existing storage barn and erect dwelling-house with associated parking and amenity space (Land to Rear of 92 Glendale Gardens) (Amended Proposal)
- The application was discussed by the Committee and **RESOLVED TO OBJECT** as this development would result in a poor quality residential environment and contrary to guidance contained within the Design & Townscape Guide SPD1 (2009). It still remains an unacceptable infill development by reason of the limited plot size, siting, layout and scale of the proposed dwelling and would cause harm to the character and appearance of the wider surrounding area. It therefore remains contrary to various policies of Southend Borough Council.
129. LOS/18/0360 SOS/18/01992/FULH (LEIGH ROAD WARD)
[10 GRAND DRIVE, LEIGH ON SEA, ESSEX SS9 1BG](#)
Erect second and third floor rear extension with balconies and alter elevations (Amended Proposal)
- The application was discussed by the Committee and **RESOLVED TO OBJECT** as the proposed rear extension and balconies would be obtrusive and overlooking to the properties at the rear.
- By overlooking the properties to the rear it would result in an unacceptable increased loss of privacy to the detriment of the neighbour's amenities, which is contrary to policy DM1.
130. The Committee had **NO OBJECTION** to the following applications:
- LOS/18/0339 SOS/18/01663/FUL & SOS/18/01664/LBC (ST. CLEMENT'S WARD)
[HERSCHELL HOUSE 87 LEIGH HILL, LEIGH ON SEA, ESSEX SS9 1AR](#)

